

**WORK SESSION
MUNICIPAL BUILDING**

**March 7, 2012
DELRAN, NJ**

SUNSHINE STATEMENT: Be advised that proper notice has been given by the Township Council in accordance with the sunshine law in the following manner. Notice advertised in the Burlington County Times and Camden Courier Post on December 23, 2011 and posted on the bulletin board on the same date.

ROLL CALL: Mrs. Kolodi, Mr. Schwartz., Ms. Pomeranz, Mr. Morrow and Mr. Catrambone were present.

ALSO, PRESENT: Mr. Paris, Mayor, Mr. Hatcher, Administrator, Mr. Winckowski, Engineer, Mr. Long, Solicitor and Ms. Eggers, Municipal Clerk

PRESENTATION ON THE MYERS TRACT FINAL PLANS

Mr. Winckowski presented Council with the final plans for Myers Tract Improvements. There will be four baseball/softball fields. The small field will have synthetic turf and the others will be grass. There is a multi-purpose field proposed, which would be completed in a later phase. The parking lot will consist of 250 spaces. There is a concession stand to be completed in a future phase of the project with bathrooms. There is also a proposed tot lot.

Phase 1 improvements will consist of the following work:

- Massive earth work and clearing/demolition
- Entrance road and parking lot
- Curbing only along the road
- Storm water drainage
- Full build out for all four baseball/softball fields
- Fencing and dugouts
- Concrete walking paths around parking and fields
- Bringing in electric for future lighting
- Full irrigation/installation of a well

Mr. Catrambone recommended that in a future phase we consider a press box in the center of all the fields. He feels we should run water and electric to the area.

Mr. Winckowski stated that he will take a look at the plan a see if they could move the fields slightly to be able to fit a press box.

Mr. Winckowski stated that the fields would not be in use until the spring of 2013.

Mr. Morrow expressed his concern over the well water dying the concrete an orange color because of the rust.

Mr. Winckowski stated that if we drill down about 150 feet it will eliminate the rust issue.

Mr. Winckowski stated that the cost estimate is about two million dollars for Phase 1. We have adopted a bond ordinance for 1.9 million so we will build in deletion items. We are hoping to advertise the project in the next two weeks.

Mr. Morrow stated that we still need to determine a name for the park.

ABRASIVE ALLOY PROPERTY

Mr. Hatcher stated this property has become a liability issue. The Township is going to have to make a decision on how to clean up the property and make it safe. Mr. Hatcher asked if we could use open space funds to clean up the property.

Mr. Long stated that we would be able to use the open space funds if we deemed the property open space. We would need to have the property added to the inventory.

Mr. Morrow asked if we would be able to clean up the area and allow fishing along the creek.

Mr. Hatcher stated that it is not ideal for fishing; there are a lot of marsh areas.

Mr. Paris stated that he was looking to pursue a developer that was interested in doing something in Delran and have them clean up the area and make it into a dog park. He would like to make sure that idea is exhausted before we make a decision.

Mrs. Kolodi recommended that we possibly remove the buildings on the property since they seem to be the biggest issue.

Ms. Pomeranz stated that we also need to deal with the environmental issues on the property. She asked if we could remove the buildings and not deal with that issue.

Mr. Long stated that we would need to have an environmental study done before we can begin any work on the property.

Mr. Hatcher recommended that we have the Engineer meet with him to take a look at the property and report back to Council.

We can discuss this issue at the next work session.

COMMUNITY ROOM USE

Mr. Hatcher stated that he has written down the policy for the use of the community rooms that Council discussed at a previous meeting. He wanted to make sure Council agreed to the policy. This outlines the policy that has already been in place but not in writing. It allows flexibility for groups that are not entirely Delran residents but mainly consists of Delran residents. Council agreed.

RESOLUTION FOR BUTTONWOOD HOSPITAL

Mr. Catrambone stated that we have been provided with a sample Resolution of support for maintaining Buttonwood Hospital as a County funded and administered facility. The Freeholders are looking to sell the facility. Mr. Catrambone asked Ms. Egger to read the title of the Resolution and Council can vote on its approval.

TOWNSHIP OF DELRAN RESOLUTION 2012-33

A RESOLUTION OF SUPPORT FOR MAINTAINING BUTTONWOOD HOSPITAL AS A BURLINGTON COUNTY FREEHOLDER FUNDED AND ADMINISTERED LONG TERM CARE AND PSYCHIATRIC PUBLIC FACILITY THAT BENEFITS ALL OF THE RESIDENTS IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY IN THEIR TIME OF NEED

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to adopt Resolution 2012-33.

There being no questions, the roll was called.

Mrs. Kolodi, Mr. Schwartz, Mr. Morrow and Mr. Catrambone voted aye. Ms. Pomeranz abstained.

Ayes: 4
Nays: None
Abstained: 1

Motion Approved

HARDSHIP WAIVERS

Mr. Hatcher stated there are four affordable properties that are requesting hardship waivers. They are 325 Natalie Drive, 143 Natalie Drive, 221 and 224 Lawrence Lane.

Mr. Long stated that he recommends the hardship waiver. This will allow the owner to sell the property on the open market and we do not lose the COAH credit.

Mr. Hatcher stated that we may want to discuss using our COAH funds to purchase the properties.

Mr. Long stated that Council should have received a memo today regarding the COAH funds and spending plan. He feels that we should place this on a future work session agenda.

Mr. Morrow made a motion to approve the hardship waivers, seconded by Ms. Pomeranz. All were in favor, motion approved.

REPORTS

Ms. Eggers – No report.

Mr. Hatcher – Mr. Hatcher reported that in regards to 125 Diane Avenue, we have contacted the responsible party and they are working with Mr. McCurley to fix the safety issues with the property.

Mr. Hatcher stated that the issues with the property on Brown Street are also being resolved.

Mr. Hatcher asked if Council would consider allowing the Public Works Department to work overtime on an upcoming weekend to finish the cleaning up of Lake Lonnie. There are approximately one hundred trees that have fallen on the property. We have funds in overtime because they were not used for snow removal. The total cost would be about \$2500 to work one Saturday. Council agreed. Mr. Hatcher stated that Mr. DeSanto feels that he could get a significant amount cleaned up if they put in a ten hour work day.

Mr. Long – No report.

Mr. Winckowski – Mr. Winckowski stated that Council has received his report and he can answer any questions.

The solar project request for proposals will be in the paper tomorrow and the opening will be in the beginning of April.

The Yansick and Moreland Drive project is getting ready to be closed out.

The contractor for the road program will be finishing the restoration over the next few weeks including Janeway.

Mr. Winckowski stated that he will provide Council with cost estimates this week for the 2012 Road Program.

Mr. Morrow asked about the status of Roland Street.

Mr. Winckowski stated that plans have been completed and being reviewed. He asked if Council would agree to allow the advertisement of the bid pending review by Mr. Hatcher and Mr. Long.

Mr. Morrow made a motion to advertise the bid for Roland Street pending review by the Administrator and Solicitor, seconded by Mr. Schwartz. All were in favor, motion approved.

Mr. Hatcher stated that if Council gets any questions regarding the replacement of driveway aprons on Waterford Drive, they are being done by NJ American Water Company.

Mr. Parento – Mr. Parento, RAC Chairman thanked Mr. Hatcher and Mr. DeSanto for the check for the Easter Egg Hunt.

Ms. Pomeranz – Ms. Pomeranz asked if there is a light at Hartford and Fairview Blvd., facing a home, which is green while all three other lights are red.

Mr. Paris stated that it was required to allow the homeowner to exit their property.

Mr. Winckowski stated that they can take a look into this and make sure the light will not turn green unless someone is in the driveway.

Ms. Pomeranz stated that she received a call from a homeowner along River Road complaining about he geese. He asked if the Township could do anything.

Mr. Paris stated that we are not responsible. They could place the dog cut outs on their lawn to keep them away.

Ms. Pomeranz stated that she received a complaint from a resident that the trash company will not take their trash if the cans are blocked by a vehicle.

Mr. Hatcher stated that he will discuss this with the trash company.

Ms. Pomeranz asked if the trash company will take televisions.

Mr. Hatcher stated that they need to bring televisions to the municipal building between 7:00 and 3:00 P.M. There will also be a clean community weekend in April.

Ms. Pomeranz asked if we heard anything on the Kostic Grant or the individual from McDonald's that was interested in donating funds.

Mr. Hatcher stated that we were denied for the Kostic Grant and the Manager at McDonald's reached out to him and he was moving the request up the ladder and we should hear back soon.

Ms. Pomeranz asked if we could move forward with the ordinance increasing the mercantile fees.

Mr. Long stated that he will begin drafting the ordinance and have introduction at the next public meeting.

Mr. Morrow – Mr. Morrow stated that we need to keep Hartford Road in mind when we discuss roads in the future. The area coming out of the Summerhill development is pretty bad.

Mr. Morrow stated to be where we are today with the budget is great. Everyone has worked very hard and he is thrilled with where we stand.

Mr. Schwartz – Mr. Schwartz thanked Council for agreeing to allow the clean up of Lake Lonnie.

Mr. Schwartz stated that he is very proud where we stand with this budget compared to other towns.

Mrs. Kolodi – Mrs. Kolodi asked who maintains the street lights.

Mr. Hatcher stated that PSE&G maintains the lights but if one is out we can report it to them.

Mrs. Kolodi stated that there is only one street light on Randle Court and it is out.

Mr. Catrambone – Mr. Catrambone stated that Ms. Eggers has helped him out and we did some homework on the five minute policy. Legally there is nothing we need to do. The policy is in line with other municipalities in the County. He feels that we should continue with the policy we have had in place which is five minutes per individual, then once everyone has had a chance we will offer an additional five minutes to individuals who would like to speak again. Council agreed.

Ms. Pomeranz requested that if we have a hot topic and a packed room, we remind everyone of the policy.

Mr. Catrambone stated that the Soccer Club would like to come in and discuss with Council the possibility of them raising funds to fix up Conrow Field. Council agreed to meet with them.

Mr. Paris – Mr. Paris mentioned that over the past few years since we had Delran Day he wanted to look into having a fireworks display. We have some funds left from donations and he would like to look into the possibility. He is not sure that we will have sufficient funds at this time to cover the cost. He asked for ideas for other activities such as an outdoor movie night.

Ms. Pomeranz stated that we may want to consider bringing the summer concerts back. There may be something that comes out of the committee that is evaluating the state of the community.

PUBLIC PORTION

Ms. Pomeranz made a motion to open the meeting to the public for comments, seconded by Mrs. Kolodi. All were in favor, motion approved.

Mary Parento, 25 S. Bridgeboro Street, stated that when we began putting Delran Day together it was supposed to incorporate all organizations with the town. It ended up not happening that way because egos got in the way.

Ms. Pomeranz stated that they are aware that is an issue. One of the things that the state of community committee is looking at, are ways to bring the community together.

Mrs. Kolodi stated that sometimes if there is a cause to the event it helps make the community come together.

Joe Parento stated that the Carli Lloyd Parade was a great success because everyone came together.

Mr. Alcorn, River Road, thanked Council for the recommendation on the issue he is having with geese.

Mr. Schwartz made a motion to end the public portion. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. Morrow made a motion to adjourn the meeting, seconded by Mr. Schwartz. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk